



District 4 Advisory Board Agenda

Monday, June 7, 2021 ■ 6:30 p.m.

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This meeting is being held in a virtual format that you are welcome to join by following the instructions on the link provided. It is advisable that you go to <http://zoom.us/download> and view the choices depending on the device you will use (Personal computer, tablet, smart phone, etc.). Then go ahead and download the free app or browser link to help speed up the process.

To join Zoom meeting click on this link:

<https://zoom.us/j/97374196471?pwd=ZXVK SXBFTDVMazVBdW1sN3pScUdxZz09>

Meeting ID: 973 7419 6471

Passcode: 313173

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+1 312 626 6799 US (CDST)

Meeting ID: 973 7419 6471

Passcode: 313173

Find your local number: <https://zoom.us/u/aOYSFYScw>

If joining by phone, you might incur charges depending on your phone plan.

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Order of Business

- Call to Order
- Approval of Agenda for June 7, 2021
- Approval of Minutes for May 3, 2021

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Staff Reports

Wichita Fire Department

Battalion Chief John Eck of the Wichita Fire Department will report on fires and calls in the area.

Recommended Action: Receive and file.



Wichita Police Department

Community Police Officers will report on community policing issues in the area.

Recommended Action: Receive and file.

Alford Branch Library Report

Robyn Belt, Branch Manager, will report on activities for the Alford Branch Library

Recommended Action: Receive and file.

Public Agenda

Scheduled Items:

None

Recommended Action: Receive and file.

Off-Agenda Items:

Any individual present that did not request to speak on the Public Agenda prior to the meeting may speak at this time.

Recommended Action: Receive and file.

New Business

Plastic Bag Task Force presentation:

A member of the Plastic Bag Task Force will present their findings over the past year.

Recommended Action: Receive comments and file.

City of Wichita Budget presentation:

Staff from the City of Wichita Finance Department will present the preliminary budget overview for 2022-2023 operating budget and 2022-2031 Capital Improvement Program (CIP).

Recommended Action: Receive comments and file.

CON2021-00022:

The applicant is requesting a Conditional Use to build an accessory apartment in the SF-5 Single-Family Residential zoning district. The site is currently developed with a single-family home and an outbuilding. The accessory apartment will be located in a

new detached accessory structure (440 square feet) at the northeast corner of the site; generally located southwest of West Maple Street and South Tyler Road (318 S. Herschel Ave).

Recommended Action: Based upon the information available at the time the staff report was completed, staff recommends APPROVAL of the request, subject to the staff's listed conditions.

PUD2021-00008:

The applicant is seeking to amend the Ballpark Village Planned Unit Development (PUD #61) located at the northeast and northwest corners of West Maple Street and South McLean Boulevard. The intent of the amendment is to allow for increased building heights on two parcels within the PUD. Parcel 5 is located on the northwest corner of Maple and McLean and Parcel 6 is located on the northeast corner. The applicant is requesting to:

- Increase the maximum height of Parcel 5 from 50 feet to 85 feet.
- Increase the maximum height of Parcel 6 from 50 feet to 95 feet.
- Adjust the floor area ratios for both parcels as well as the PUD's total permitted floor area to align with the increased height allowances.

Recommended Action: Based upon the information available at the time the staff report was completed, staff recommends APPROVAL of the request. The recommendation is based on listed findings.

ZON2021-00020:

The applicant requests CBD Central Business District zoning on 0.20 platted acres located on the north side of West Maple Street within one block west of South Sycamore Street (334 South Oak Street). The subject site is currently zoned LI Limited Industrial and is developed with a one-story building. The building appears to be vacant but was last known as The Stadium Sports Bar. The applicant does not specify the reason for the change of zoning request, though the requested CBD zoning would give the applicant maximum flexibility with code required parking and building setback standards to develop the site. The site is within the Delano Neighborhood Plan area and the Delano Overlay Zoning District (D-O).

Recommended Action: Based upon the information available at the time the staff report was completed, staff recommends APPROVAL of the request. The recommendation is based on listed findings.

ZON2021-00024:

The applicant/owner is requesting the rezoning of a 7.37 acre tract of land from SF-5 Single-Family Residential to TF-3 Two Family Residential. The subject property is generally located 1,600 feet south of West 47th Street South and 1,650 feet west of South Meridian Avenue. The tract of land is intended to be phase two of an adjacent addition that will allow for duplexes. Property to the northeast, also owned by this developer, is platted as Fox Run Addition. The subject property is currently undeveloped.

Recommended Action: Based upon the information available at the time the staff report was completed, staff recommends APPROVAL of the request. The recommendation is based on listed findings.

ZON2021-00031:

The applicant is requesting the rezoning of the undeveloped, unplatted approximately 4.11-acre subject property from SF-5 Single-Family Residential to LI Limited Industrial. The subject property is located approximately a quarter-mile west of South Broadway Avenue on the south side of West 47th Street South. (331 West 47th Street South).

Recommended Action: Based upon the information available at the time the staff report was completed, staff recommends APPROVAL of the request, subject to platting.

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Board Agenda

Updates, Issues, and Reports

Reports from Council Member Jeff Blubaugh and the DAB on any activities, events, resources, issues, or concerns in the neighborhoods, council district, and/or city.

Recommended Action: Receive and file.

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Adjournment

The next District 4 Advisory Board meeting will be at 6:30 p.m., Monday, July 12, 2021